



May 21, 2003

**167.002.04.001**

Mr. Don Hwang  
Alameda County Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502-6577

Alameda County  
MAY 28 2003  
Environmental Health

**ADDENDUM TO WORKPLAN  
SUPPLEMENTAL SITE INVESTIGATION  
FORMER COX CADILLAC FACILITY  
230 BAY PLACE  
OAKLAND, CALIFORNIA  
LOP CASE RO-0000148**

Dear Mr. Hwang:

PES Environmental, Inc. (PES) presents this Addendum to the January 24, 2003 Workplan<sup>1</sup> for activities to be conducted at the former Cox Cadillac Facility, 230 Bay Place, Oakland, California (Site, Plate 1). This Addendum is submitted in response to a letter from Alameda County Environmental Health Services (ACEHS) dated April 16, 2003. A copy of the letter is attached to this Addendum. The Addendum has been completed on behalf of the Greater Bay Trust Company (GBTC), trustee for the Robert Shepard Trust, Brian F. Shepard Trust, Douglas C. Shepard Trust, and the Lisa C. Shepard Trust, the former owners of 230 Bay Place.

#### **RESPONSE TO TECHNICAL COMMENTS**

This Addendum to Workplan includes a response to the five Technical Comments (TCs) presented in the April 16, 2003 ACEHS letter. The responses to the TCs are presented below:

- TC 1)* The groundwater analytical program will include ethanol analysis.
- TC 2)* Rose diagrams indicating historical groundwater flow direction will be included on future groundwater monitoring maps.

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<sup>1</sup> *Workplan, Monitoring Well Installation, Supplemental Site Investigation, Former Cox Cadillac Facility, 230 Bay Place, Oakland, California, LOP Case RO-0000148, January 24, 2003*

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*TC-3)* PES will provide ACEHS with additional information on the waste oil underground storage tank (UST) removal conducted in December 1988. PES will re-submit the "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" previously submitted by on December 5, 1988 R.S. Eagan and Company; the tank removal contractor. Additional correspondence from R.S. Eagan and Company regarding the former waste oil UST will also be provided to ACEHS.

*TC-4)* The necessity of soil sampling in the vicinity of the former waste oil UST will be evaluated after submitting waste oil UST removal documentation and reviewing the documentation with ACEHS.

*TC-5)* It is our understanding that the ACEHS requests deeper soil samples to be collected in the vicinity of the former gasoline UST. The proposed sampling in the vicinity of the former gasoline UST and piping excavation (Workplan Section 3.3) will be modified as follows:

- Six borings will be drilled northwest of the former UST and piping excavation.
- Soil samples will be collected from approximately 3 to 4 feet bgs from each of the six borings.
- In addition, PES proposes to collect soil samples from 8 and 12 feet bgs from the three westernmost borings, located within the former show room, west of the former UST (Plate 3).
- Groundwater samples will be collected from three of the six borings, as indicated on Plate 3.

## **SCHEDULE**

As this site is part of the California UST Cleanup Fund (USTCF), GBTC will be requesting bids from environmental consulting firms to perform this investigation. Thus GBTC respectfully requests a schedule extension of 120 days to perform the investigation. This extension will allow for time for GBTC to request and review bids, and for the chosen consultant to perform the investigation.

**Don Hwang**  
**May 21, 2003**  
**Page 3**

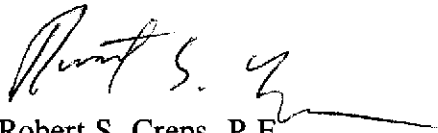
We trust this Addendum provides ACEHS with the information required at this time. If you have any questions or require additional information, please contact either of the undersigned.

Very truly yours,

**PES ENVIRONMENTAL, INC.**



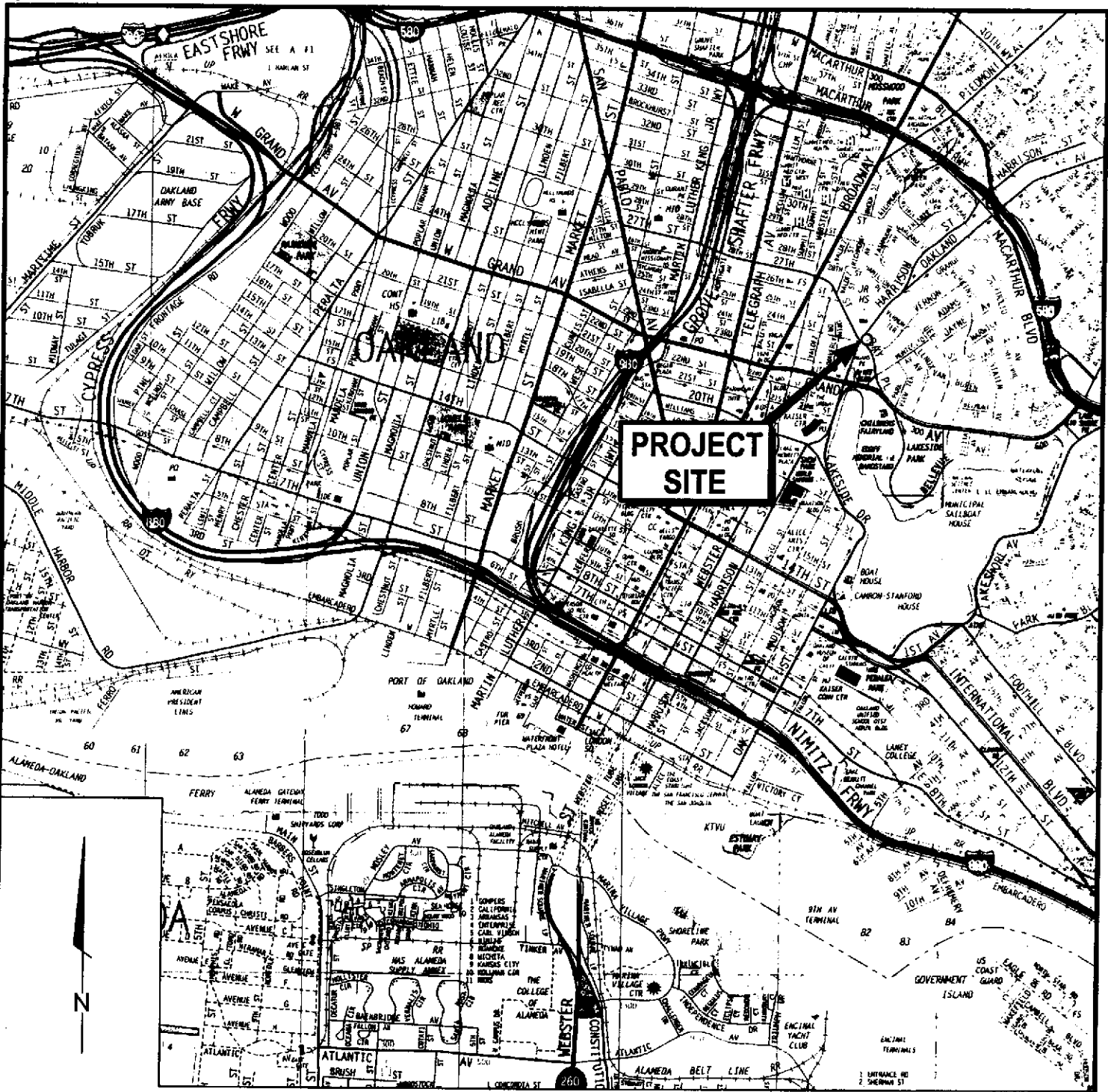
François A. Bush  
Senior Geologist



Robert S. Creps, P.E.  
Principal Engineer

Attachments: Plate 1 – Site Location Map  
Plate 2 – Site Plan and Well Location Map  
Plate 3 – Proposed Sampling locations  
ACEHS Letter dated April 16, 2003

cc: Ms. Cheryl Howell – Greater Bay Trust Company  
Lance Shoemaker, Esq. – Hanson, Bridgett, Marcus, Vlahos & Rudy  
Mr. Mark Owens – California UST Cleanup Fund  
Ms. Lita Freeman, LFR



**PROJECT  
SITE**



Ref: "The Thomas Guide- Alameda/Contra Costa Counties Street Guide and Directory" 1998 Edition



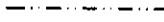



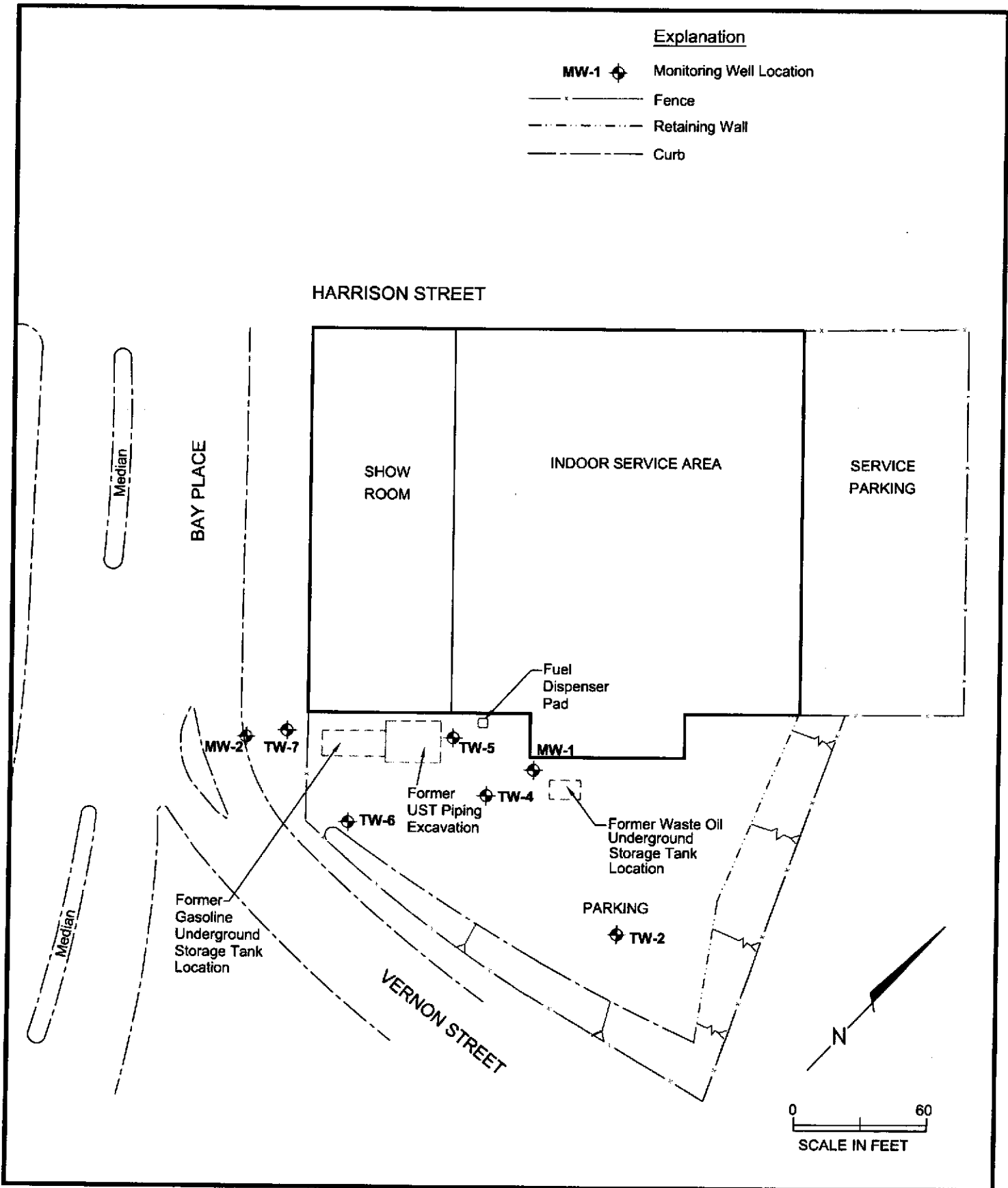
**PES Environmental, Inc.**  
Engineering & Environmental Services

**Site Location Map**  
Former Cox Cadillac-230 Bay Place  
Oakland, California

PLATE  
**1**

Explanation

- MW-1  Monitoring Well Location
-  Fence
-  Retaining Wall
-  Curb








**PES Environmental, Inc.**  
Engineering & Environmental Services




**Site Plan and Well Location Map**  
Former Cox Cadillac-230 Bay Place  
Oakland, California

PLATE

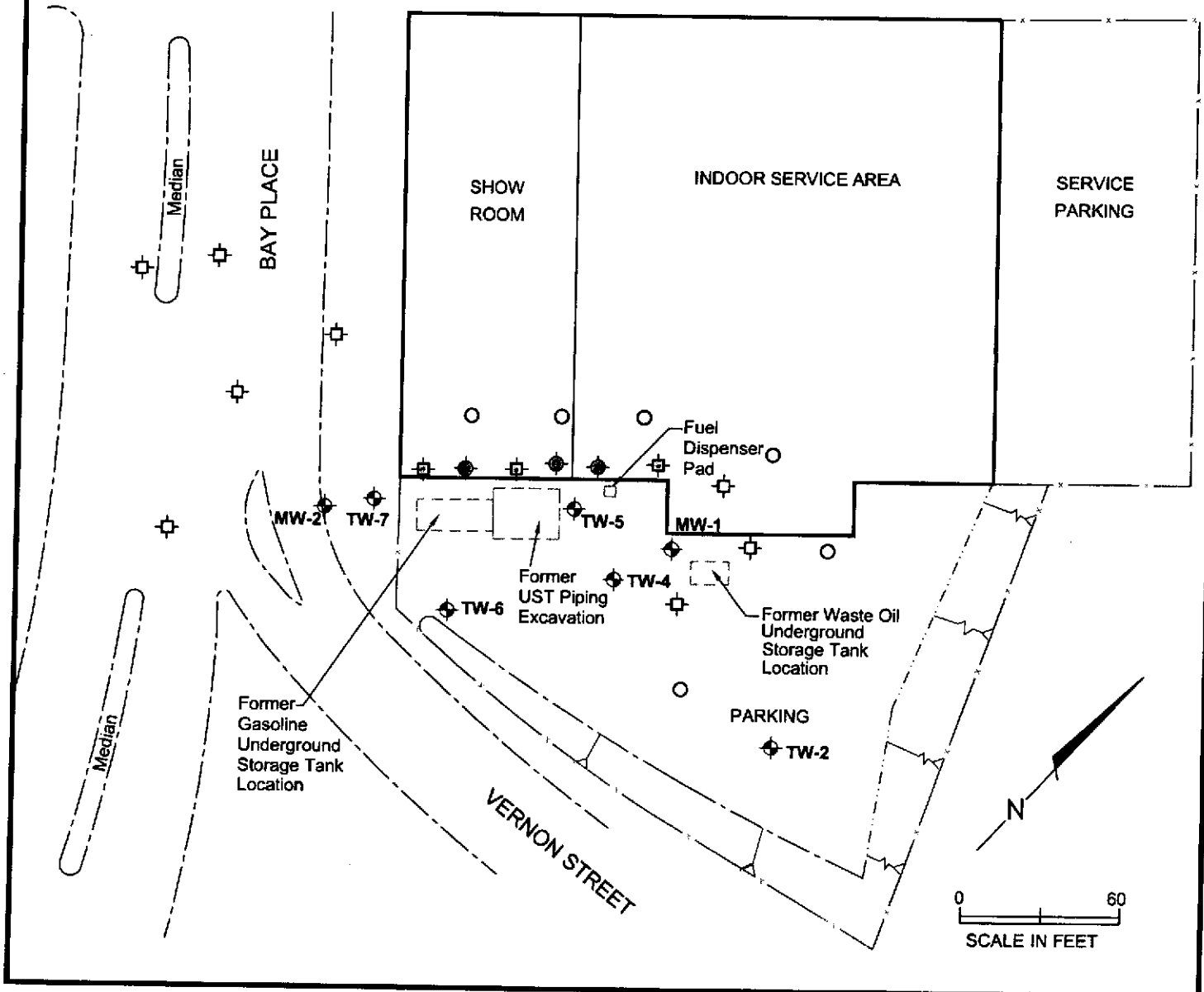
**2**

Explanation

- MW-1  Monitoring Well Location
-  Proposed Grab Groundwater Sampling Location
-  Proposed Groundwater and Soil Sampling Location
-  Proposed Soil Sampling Location
-  Potential Step-Out Sampling Location

-  Fence
-  Retaining Wall
-  Curb

HARRISON STREET



**PES Environmental, Inc.**  
Engineering & Environmental Services

**Proposed Sampling Locations for  
Additional Site Investigation**  
Former Cox Cadillac-230 Bay Place  
Oakland, California

PLATE

**3**

167.002.01.008

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*FAB*

12/02

JOB NUMBER

DRAWING NUMBER

REVIEWED BY

DATE



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

April 16, 2003

Greater Bay Trust Co.  
C/o Leah S. Goldberg, Esq.  
Hanson, Bridgett, Marcus, Vlahos & Rudy  
333 Market St., Suite 2300  
San Francisco, CA 94105-2173

Dear Ms. Goldberg:

Subject: Fuel Leak Case No. RO0000148,  
Former Cox Cadillac, 230 Bay Pl., Oakland, CA

Alameda County Environmental Health (ACEH) staff has reviewed "Workplan Supplemental Site Investigation" dated January 24, 2003 by PES Environmental, Inc. It generally satisfies our concerns stated in our letter of July 31, 2002. Remediation and risk evaluation will not be addressed until after contamination at your site has been delineated. We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

#### TECHNICAL COMMENTS

- 1) Groundwater analyses -- In addition to those requested and proposed, please also include: ethanol.
- 2) Historical Hydraulic Gradients -- A cumulative compilation is requested. Please show using a rose diagram with magnitude and direction on groundwater monitoring maps in the future.
- 3) Waste oil storage tank removal, December 1988 -- Up to 140,000 microgram (ug/l) Total Petroleum Hydrocarbons -- Gasoline (TPHG), 20,000 ug/l Benzene, and 2,800 ug/l Methyl Tertiary-Butyl Ether (MTBE) have been detected in nearby wells MW-1, TW-4, and TW-5. The most recent sampling event on October 22, 2002, found 42,000 ug/l TPHG and 2,800 ug/l Benzene. We do not have any information of the tank condition at the time of removal, observations of the excavation after removal of the tank, sampling of the excavation, or removal of soil or groundwater from the excavation. Please submit information on the tank removal and a completed "Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report".

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- 4) Proposed Grab Groundwater Sampling by former Waste Oil Tank – If the information on soil and groundwater sampling during tank removal is lacking, then the proposed grab groundwater sampling will be inadequate because lateral and vertical soil delineation from the Waste Oil Tank will need to be demonstrated. If this is the case, propose borings to sample soil and groundwater.
- 5) Depth of Proposed Borings – Soil samples are proposed for collection at 3 to 4 feet below ground surface. We do not approve of soil sample collection at those depths because we believe that deeper depths are required to delineate the vertical extent of leaks from the tank. Propose deeper depths for your borings.

#### TECHNICAL REPORT REQUEST

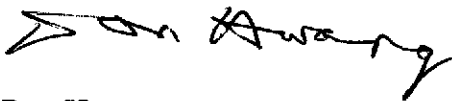
Please send the following technical reports to Alameda County Environmental Health (Attention: Don Hwang) by:

June 16, 2003 - Utility Trenches Groundwater Sampling Report  
June 16, 2003 - Boring Sampling by the former Gasoline Tank Report  
June 16, 2003 - Waste Oil Tank Removal Report  
June 16, 2003 - Proposal for Soil and Groundwater Sampling by the Waste Oil Tank  
July 31, 2003 - Quarterly Report for the Second Quarter 2003

These reports are being requested pursuant to the Regional Water Quality Control Board's (Regional Board) authority under Section 13267 of the California Water Code.

If you have any questions, please call me at (510) 567-6746.

Sincerely,



Don Hwang  
Hazardous Materials Specialist  
Local Oversight Program

Enclosure

C: Francois Bush, PES Environmental, Inc., 1682 Novato Blvd., Suite 100, Novato, CA  
94947-7021  
Donna Drogos  
File